

SHADOW CANYON UNIT ONE-A, P.U.D.

AN AMENDING PLAT CONTAINING 17.543 ACRES OF LAND TO REVISE ANNOTATION, OVERALL UNIT ACREAGE AND LOT ACREAGES WITHIN BLOCKS 21, 22 AND 23 OF SHADOW CANYON UNIT ONE-A, P.U.D., ORIGINAL PLAT OF WHICH IS RECORDED IN VOLUME 9549, PAGE 141, OF THE BEXAR COUNTY DEED AND PLAT RECORDS, COUNTY BLOCKS 4577 AND 4578, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

Mark S. Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 7 day of April A.D., 2001.

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

THOMAS E. DREISS
OWNER

Denise Spain
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared **THOMAS E. DREISS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 6th day of April A.D., 2001.

Michelle Hart
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-18-2003
BEXAR COUNTY, TEXAS

This plat of **SHADOW CANYON UNIT ONE-A, P.U.D.** has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 25th day of April A.D., 2001.

BY: *Kokub J. Hernandez*
CHAIRMAN

BY: *Scott R. W. Harris*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Muhad A. Romans 4-5-2001
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 5 day of April A.D., 2001.

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, *Gerry Rickhoff*, County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the 7th day of April A.D., 2001, and duly recorded the 7th day of April A.D., 2001, at 10:55 AM in the Records of Deeds & Maps of said county, in book volume 9553, on page 77.

In testimony whereof, witness my hand and official seal of office this 7th day of April A.D., 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Janice Wells* DEPUTY

DWN KA APP: KJK/MAR

SHEET 1 OF 2

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO: 346-005-19 DATE: 04/02/2001

VRP# 04-12-037

C.P.S.B. NOTE

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING, OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED IN THE ATTACHED "AMENDMENTS MADE TO THE PLAT" TABLE ON SHEET 2 OF 2.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

John W. Wolff
COUNTY JUDGE, BEXAR COUNTY

OWNER / DEVELOPER

THOMAS E. DREISS
2611 N. LOOP 1604 SUITE #201
SAN ANTONIO, TX 78258
(210) 493-1444

GENERAL NOTES

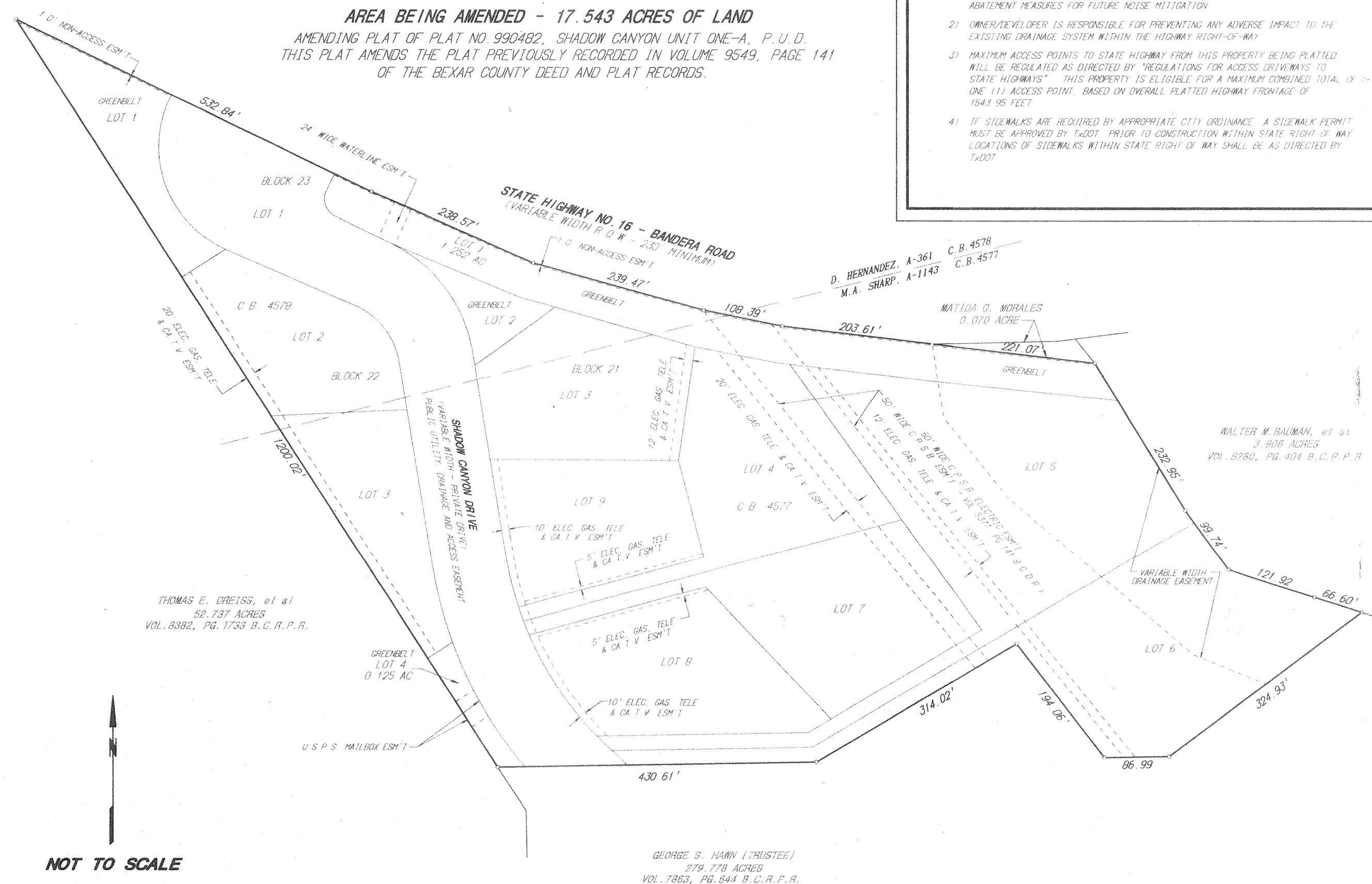
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION, WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY, ARE NONMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480200230 E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" (100-YEAR FLOOD ZONE). THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN BLOCK 21 IS DELINEATED TO CONTAIN THE BOUNDARIES OF SAID 100-YEAR FLOOD ZONE. CONSTRUCTION WITHIN THIS EASEMENT IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THE DRAINAGE EASEMENT AS NECESSARY.
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE NONMENTED ON THE GROUND WITH 1/2" INCH IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATED SYSTEM, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- X AND Y COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
- LOT 1, BLOCK 23 (SHADOW CANYON DRIVE) IS HEREBY DEDICATED AS A PRIVATE ROAD RIGHT-OF-WAY AND AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND DRAINAGE EASEMENT.
- BLOCK 21, LOTS 1 AND 2, AND BLOCK 22, LOTS 1 AND 4 ARE NOT SUITABLE FOR UTILIZING ON-SITE SEWAGE FACILITIES. NO RESIDENTIAL OR COMMERCIAL STRUCTURE CAN BE BUILT ON THESE LOTS.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR WATER DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND METER READING, TOGETHER WITH THE RIGHT OF INGRESS OVER THE GRANTOR'S ADJACENT LAND AND THE RIGHT-OF-WAY AREAS. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED IN SAID EASEMENT. SAID EASEMENT IS RECORDED AS PARCEL SANS #7046A, VOLUME 8392, PAGE 1035 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.
- ALL GREENBELTS ARE HEREBY DEDICATED AS ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
- FOR RESIDENTIAL LOTS, THE FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8-INCHES ABOVE FINISHED ADJACENT GRADE.
- LOT 4, BLOCK 22 IS HEREBY DEDICATED AS A WATER, DRAINAGE AND PRIVATE INGRESS/EGRESS EASEMENT (SEE NOTE 11).
- ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.
- THE VARIABLE WIDTH DRAINAGE EASEMENT WAS DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 230 OF 960 (FIRM NO. 480200230 E) AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THIS EASEMENT IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THE DRAINAGE EASEMENT AS NECESSARY.
- THE 15' WIDE INGRESS/EGRESS EASEMENT IN LOTS 2 AND 3, BLOCK 22 IS FOR SHADOW CANYON DRIVE STREET PAVEMENT WHICH OVERLAPS INTO SAID LOTS.

TxDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1543.95 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

AREA BEING AMENDED - 17.543 ACRES OF LAND

AMENDING PLAT OF PLAT NO. 990482, SHADOW CANYON UNIT ONE-A, P.U.D.
THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN VOLUME 9549, PAGE 141
OF THE BEXAR COUNTY DEED AND PLAT RECORDS.



THOMAS E. DREISS, et al
52.737 ACRES
VOL. 8392, PG. 1733 B.C.R.P.R.

GEORGE S. HAWN (TRUSTEE)
279.778 ACRES
VOL. 7863, PG. 644 B.C.R.P.R.

NOT TO SCALE

LEGEND

B.S.L. — BUILDING SETBACK LINE
 C.A.T.V. — CABLE TELEVISION
 D.E. — DRAINAGE EASEMENT
 ELEC. — ELECTRIC
 ESM'T. — EASEMENT
 EXIST. — EXISTING
 I.C.L. — INSIDE CITY LIMITS
 O.C.L. — OUTSIDE CITY LIMITS
 R.O.W. — RIGHT OF WAY
 S.S. — SANITARY SEWER
 TELE. — TELEPHONE
 B.C.R.P.R. — BEXAR COUNTY REAL PROPERTY RECORDS
 B.C.D.P.R. — BEXAR COUNTY DEED & PLAT RECORDS
 B.C.D.R. — BEXAR COUNTY DEED RECORDS
 "F" — FOUND 1/2" IRON ROD
 "S" — SET 1/2" IRON ROD (WITH PLASTIC CAP)

LINE DATA

T NO.	DIRECTION	DISTANCE
1	S 78°45'56" E	108.39
2	S 83°14'02" E	221.07
3	S 35°56'57" E	99.74
4	S 71°46'53" E	121.92
5	S 72°50'10" E	66.60
6	S 89°04'44" W	86.99
7	S 26°45'10" W	26.68
8	S 64°15'19" E	83.74
9	S 57°10'46" W	69.89
10	S 57°10'46" W	39.83
11	N 78°50'19" W	112.23
12	N 57°17'42" E	28.73
13	S 57°17'42" E	26.42

SCALE 1" = 100'

AMENDMENTS MADE TO THE PLAT AS PER U.D.C. SECTION 35-4233 (a.) #6 AS FOLLOWS:

1. CORRECT BEARINGS AND DISTANCES ON THE OVERALL BOUNDARY AND CORRECT OVERALL AREA TO 17.543 ACRES.
2. CORRECT BOUNDARY BEARINGS AND DISTANCES AND ACREAGE AMOUNTS ON THE FOLLOWING LOTS:
 BLOCK 21: LOTS 1, 5 AND 6
 BLOCK 22: LOTS 1 THRU 4
 BLOCK 23: LOT 1 (SHADOW CANYON DRIVE)
3. CORRECT EASEMENT ALIGNMENTS ON BLOCK 21: LOTS 4, 5 AND 6.
4. ADD 20 FEET WIDE GAS EASEMENTS ON BLOCK 21: LOTS 4 THRU 7.
5. ADD 15 FEET WIDE INGRESS/EGRESS EASEMENT TO BLOCK 22: LOTS 2 AND 3.
6. ADD 12 FEET WIDE ELEC., GAS, TELE. & C.A.T.V. ESM'T. TO LOT 7, IN BLOCK 21.
7. ADD 8 FEET WIDE ELEC., GAS, TELE. & C.A.T.V. ESM'T. TO LOTS 4 AND 5 IN BLOCK 21.
8. ADD C.P.S.B. EASEMENT (CREATED BY SEPARATE INSTRUMENT) TO BLOCK 22: LOTS 1 THRU 4.
9. DEDICATE BLOCK 22, LOT 4 AS AN INGRESS/EGRESS EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance except for those variances that may have been granted by the Planning Commission of the City.

Mark S. Brown
 REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 7 day of April, A.D., 2001.

Denise Spain
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

THOMAS E. DREISS
 OWNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared *THOMAS E. DREISS*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 6th day of April, A.D., 2001.

Michelle Hart
 NOTARY PUBLIC
 State of Texas
 Comm. Exp. 05-18-2003

Michelle Hart
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

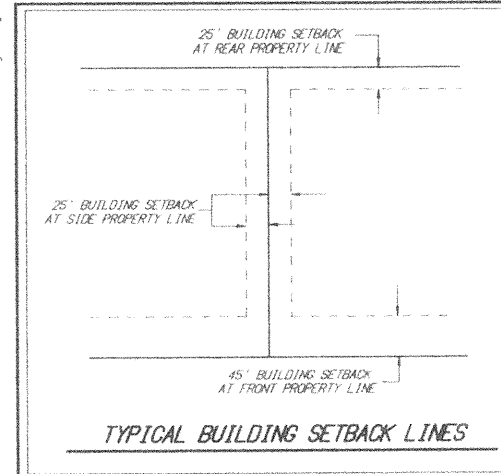
C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEG.	CHORD
1	090°00'29"	25.63	25.63	40.26	S 19°15'05" E	36.25
2	054°58'00"	200.00	104.04	191.87	S 36°46'19" E	184.60
3	038°51'08"	450.00	158.70	305.14	S 28°42'53" E	299.33
4	004°08'35"	381.81	13.81	27.61	S 46°04'09" E	27.60
5	031°07'12"	550.00	153.15	298.73	N 24°50'56" W	295.07
6	057°05'31"	100.00	54.40	59.64	N 37°50'05" W	55.57
7	020°20'05"	550.00	98.64	195.20	S 30°14'29" E	194.18

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS THE 25th DAY OF April, 2001.

John W. Wolf
 COUNTY JUDGE, BEXAR COUNTY, TEXAS

SEE SHEET 1 OF 2 FOR GENERAL NOTES



C.P.S.B. NOTE

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SCABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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THOMAS E. DREISS, et al
 52.737 ACRES
 VOL. 8382, PG. 1733 B.C.R.P.R.

U.S.P.S. MAILBOX ESM'T.

28' C.P.S.B. EASEMENT
 VOL. 08822, PG. 00244
 B.C.R.P.R.

TxDOT NOTES

- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1543.95 FEET.
- 4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

AMENDING PLAT OF

SHADOW CANYON UNIT ONE-A, P.U.D.

AN AMENDING PLAT CONTAINING 17.543 ACRES OF LAND TO REVISE ANNOTATION, OVERALL UNIT ACREAGE AND LOT ACREAGES WITHIN BLOCKS 21, 22 AND 23 OF SHADOW CANYON UNIT ONE-A, P.U.D., ORIGINAL PLAT OF WHICH IS RECORDED IN VOLUME 9549, PAGE 141, OF THE BEXAR COUNTY DEED AND PLAT RECORDS, COUNTY BLOCKS 4577 AND 4578, BEXAR COUNTY, TEXAS.

OWNER / DEVELOPER

THOMAS E. DREISS
 2611 N. LOOP 1604 SUITE #201
 SAN ANTONIO, TX 78258
 (210) 493-1444

This plat of SHADOW CANYON UNIT ONE-A, P.U.D. has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 25th day of April, A.D., 2001.

BY: *Robert G. W. Anderson*
 CHAIRMAN

BY: *Paul R. W. Junior*
 SECRETARY



BROWN ENGINEERING CO.

JOB NO.: 346-005-19 DATE: 04/03/2001

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *David J. Williams* DEPUTY

OWN: KA APP: KJK/MAR

SHEET 2 OF 2

ENGINEERING CONSULTANTS
 1000 CENTRAL PARKWAY N., S-100
 SAN ANTONIO, TEXAS 78232
 PHONE (210) 494-5511

VRP# 04-12-037

PLAN HAS BEEN ACCEPTED BY
COBA *[Signature]*
March 14, 2000 643-B
(SUBMIT)
If no plans are filed, plan will expire
on Sept 15, 2001
1st filed on _____

PLANNED UNIT DEVELOPMENT / PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF SHADOW CANYON SUBDIVISION

LEGEND

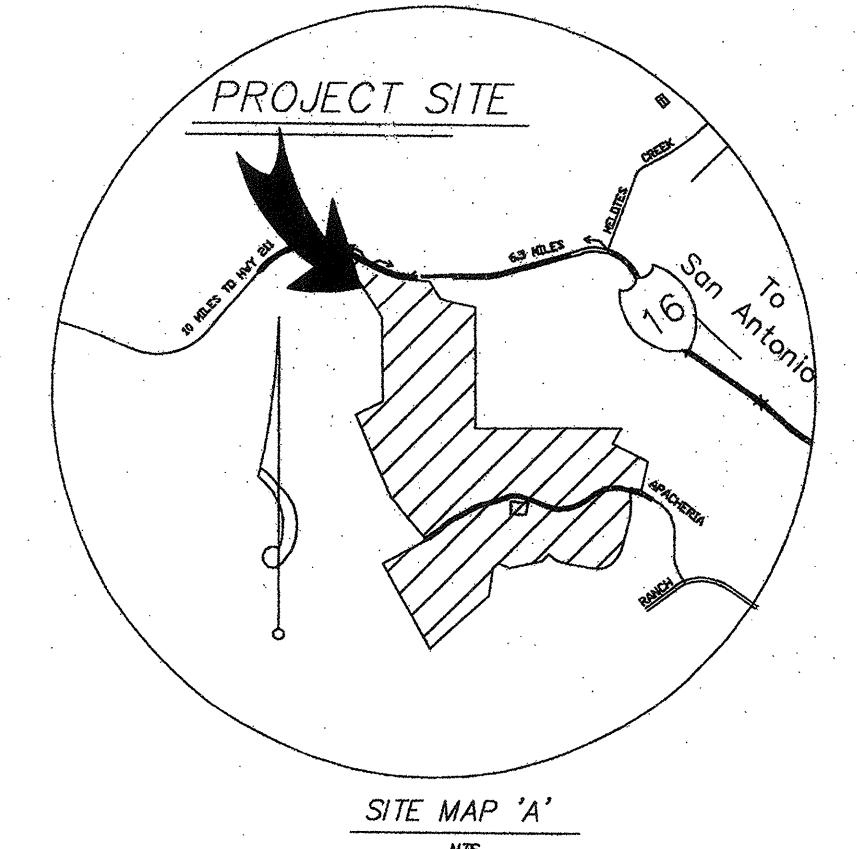
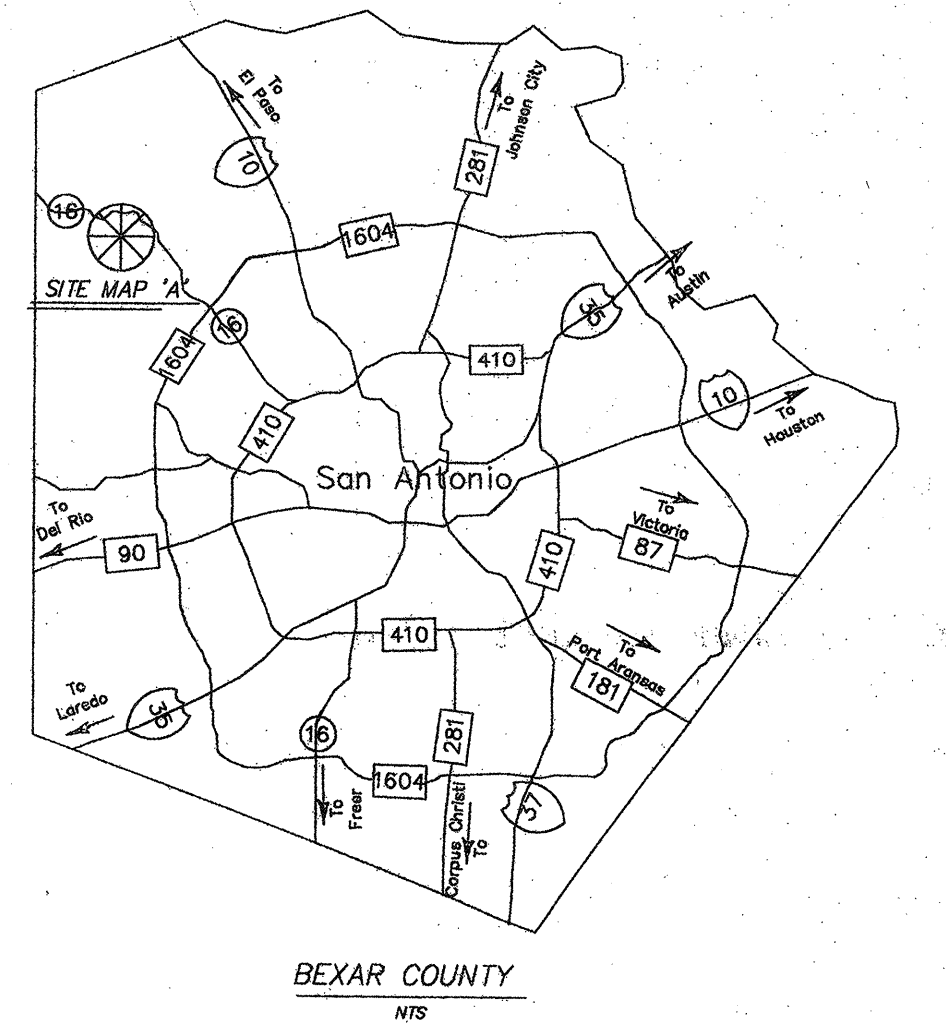
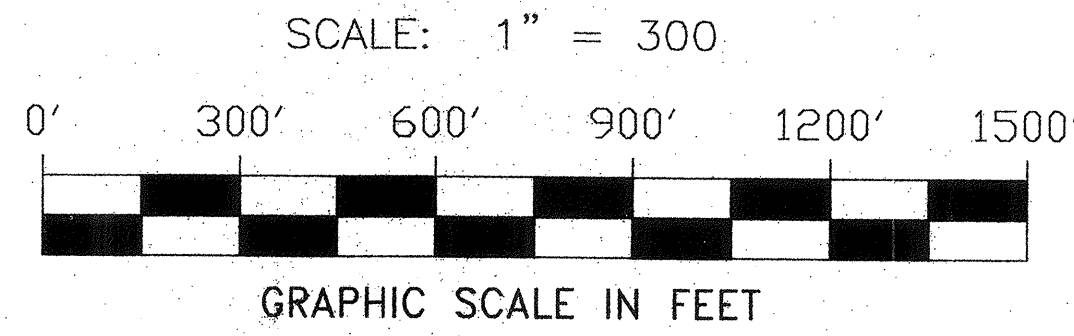
- PUD BOUNDARY
- POADP BOUNDARY
- PROPOSED PHASING
- PROPERTY OWNED AND GRANTED AND
TO GEORGE S. HAWN PER SPECIAL
WARRANTY DEED VOL. 7863, PGS. 0644-0654
- GATED ENTRY; REFER TO GATED ENTRY DETAIL

NOTES:

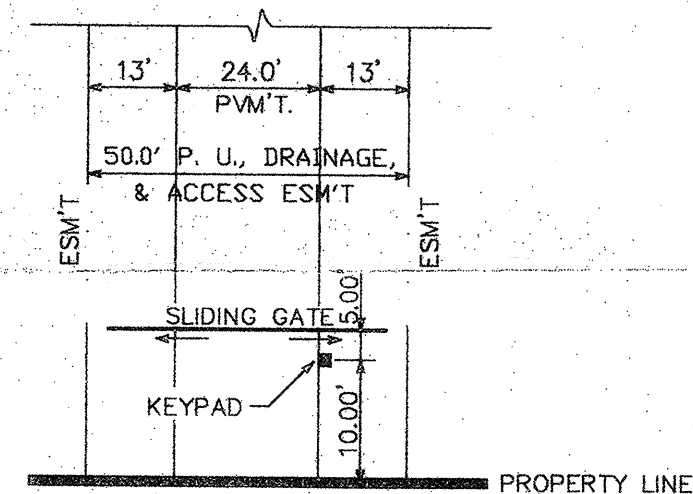
- ALL PREVIOUSLY FILED PLATS WITHIN THE BOUNDARY LINE
WILL BE VACATED AND NEW PLATS WILL BE FILED.
- SHADOW CANYON IS TO BE A PRIVATE STREET. THE PUBLIC
UTILITY, DRAINAGE, & ACCESS EASEMENT IS TO BE VARIABLE
WIDTH (50 FEET MINIMUM).
- A 1' NON-ACCESS EASEMENT IS TO BE DEDICATED ADJACENT
TO STATE HWY. 16, WITHIN LOT 1, BLOCK 21, AND LOT 1,
BLOCK 22.
- LOT 1 AND LOT 2, BLOCK 21, AND LOT 1 AND LOT 4,
BLOCK 22 ARE TO BE DEDICATED AS GREENBELTS.



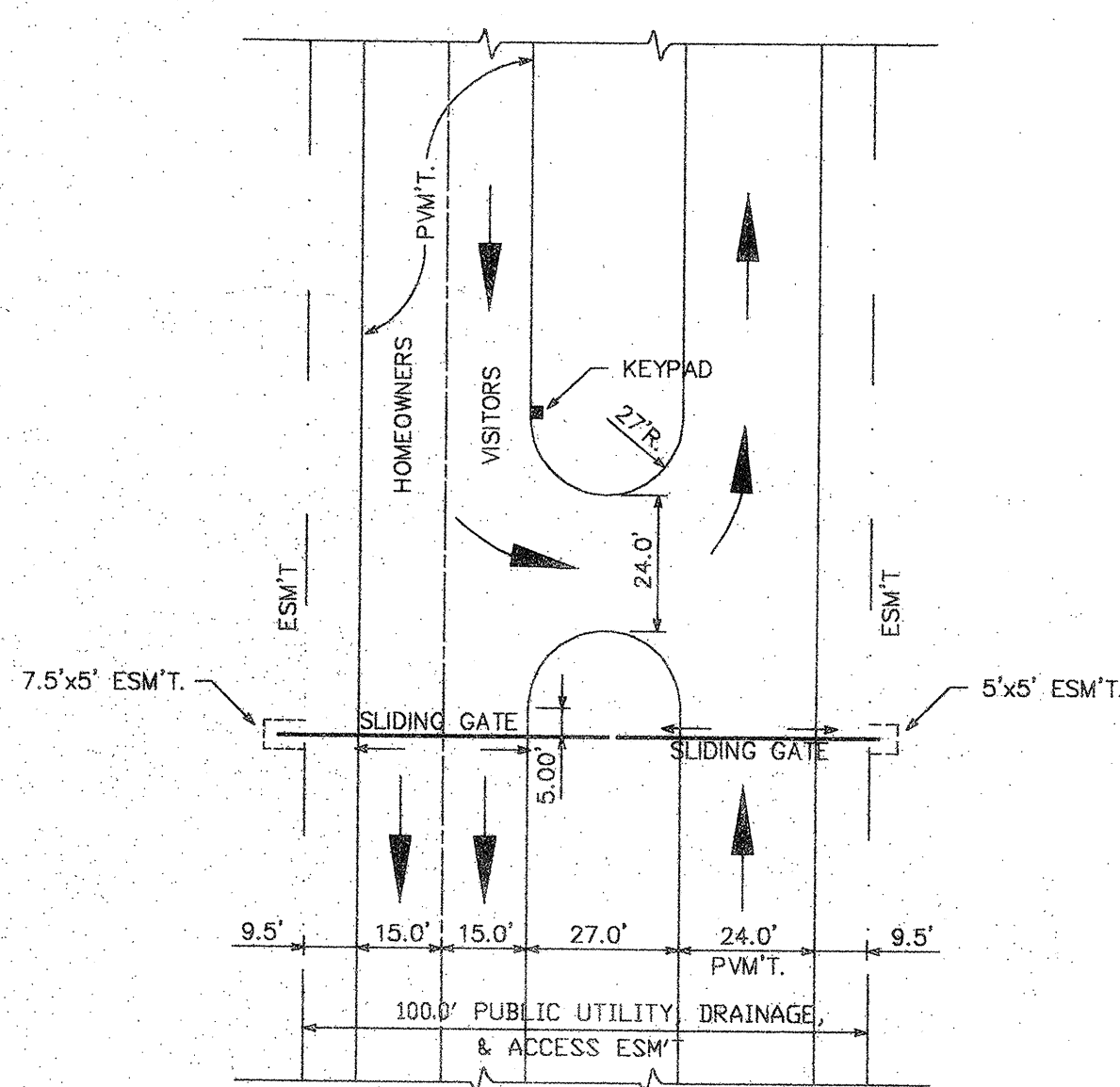
1" = 300'
GRAPHIC SCALE IN FEET



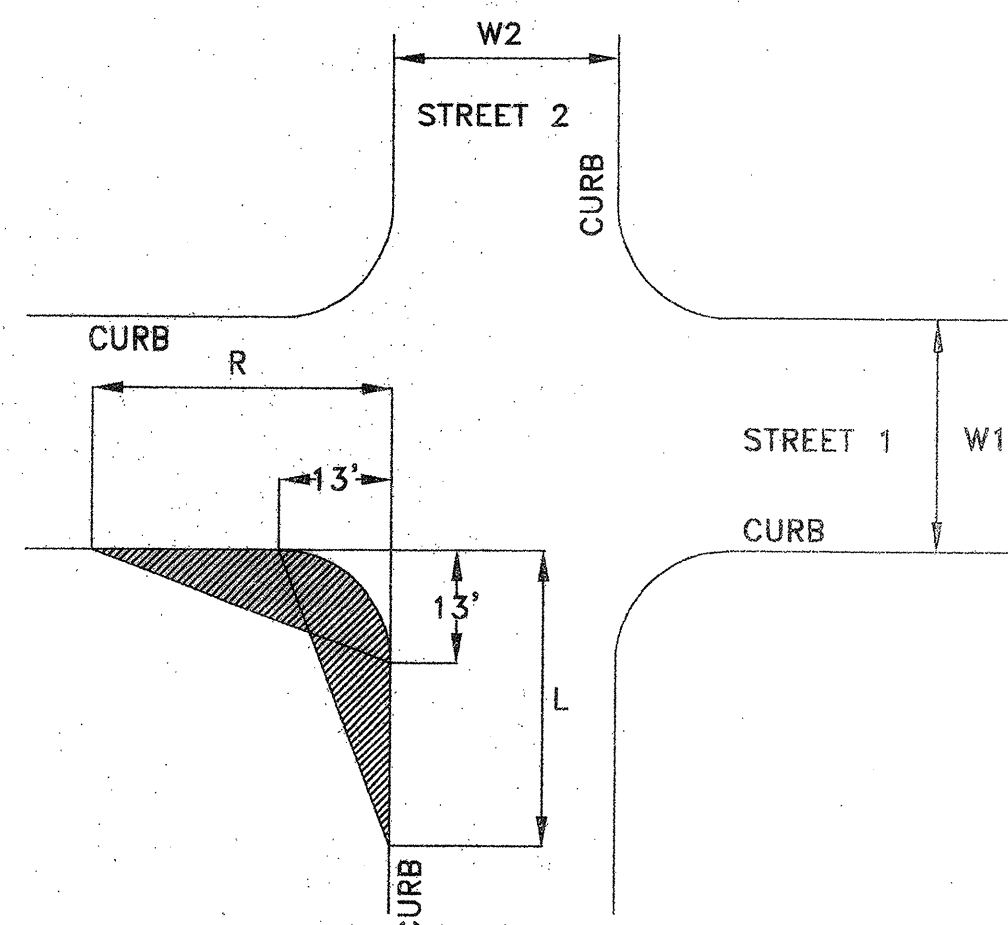
RECEIVED
03 MAR 15 AM 08:57
DEPT OF PLANNING
& DEVELOPMENT
SERVICES DIVISION



APACHERIA
GATED ENTRY DETAIL



SHADOW CANYON
GATED ENTRY DETAIL



CLEAR VISION AREA CALCULATION

RIGHT CLEAR VISION AREA LENGTH
12' SINGLE LANE
 $R = 0.85 (1502) - 2$
 $= 0.85 (300) - 2$
 $= 193'$
22' DOUBLE LANE
 $R = 0.85 (1502) - (W/2 + KA)$
 $= 0.85 (300) - (22/2 + 2)$
 $= 182'$
LEFT CLEAR VISION AREA LENGTH
22' DOUBLE LANE
 $L = \frac{13 (1502)}{13 + (W/2) + KA}$
 $= \frac{13 (300)}{13 + (22/2) + 7}$
 $= 122'$

SHADOW CANYON SUBD. UNIT ONE-A

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	766,220	17.59	N/A
BUILDING COVERAGE AREA	23,400	0.54	3.1
OTHER (STREETS)	71,239	1.64	9.3
OPEN SPACE	671,581	15.41	87.6

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS 9
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.51

SHADOW CANYON SUBD. UNIT ONE-B

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,138,555	26.14	N/A
BUILDING COVERAGE AREA	46,800	1.07	4.1
OTHER (STREETS)	150,003	3.44	13.2
OPEN SPACE	941,752	21.62	82.7

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS 18
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.68

SHADOW CANYON SUBD. UNIT TWO

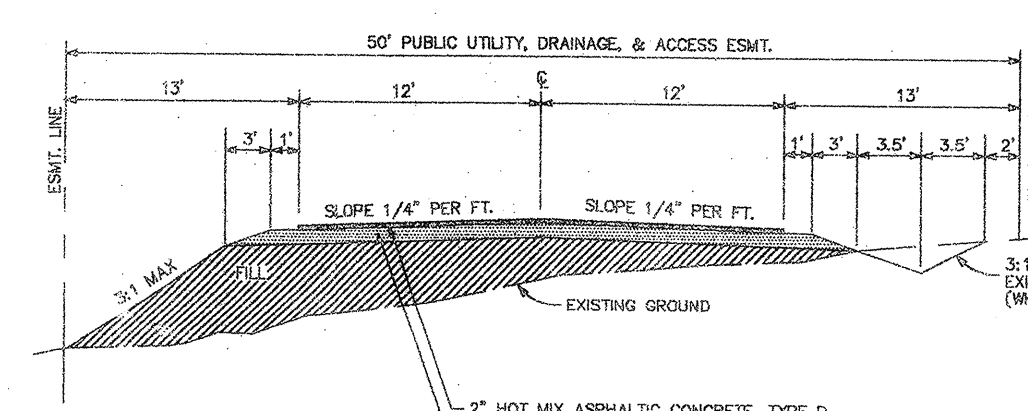
OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,291,271	29.64	N/A
BUILDING COVERAGE AREA	65,000	1.49	5.0
OTHER (STREETS)	142,418	3.27	11.0
OPEN SPACE	1,083,853	24.88	83.9

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS 25
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.84

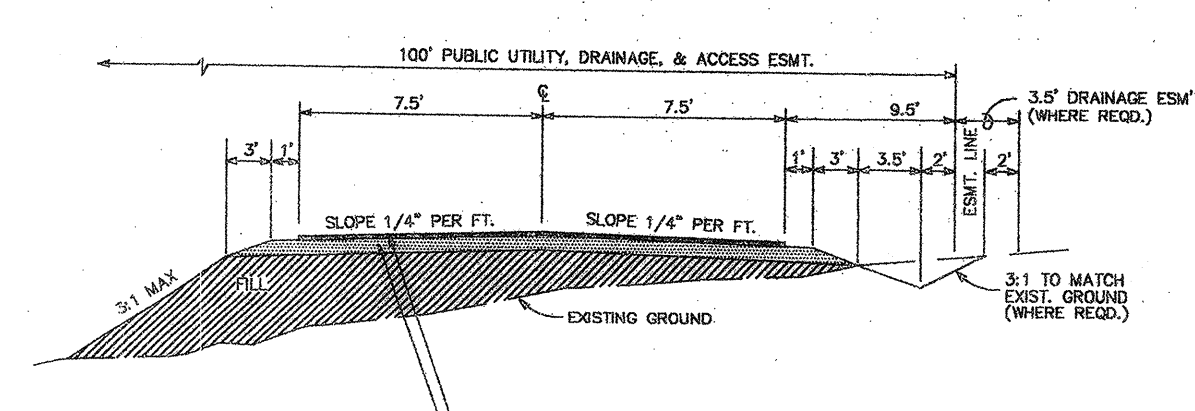
SHADOW CANYON UNIT THREE

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	11,155,427	256.09	N/A
BUILDING COVERAGE AREA	514,800	11.82	4.6
OTHER (STREETS)	852,216	19.56	7.6
OPEN SPACE	9,788,264	224.71	87.7

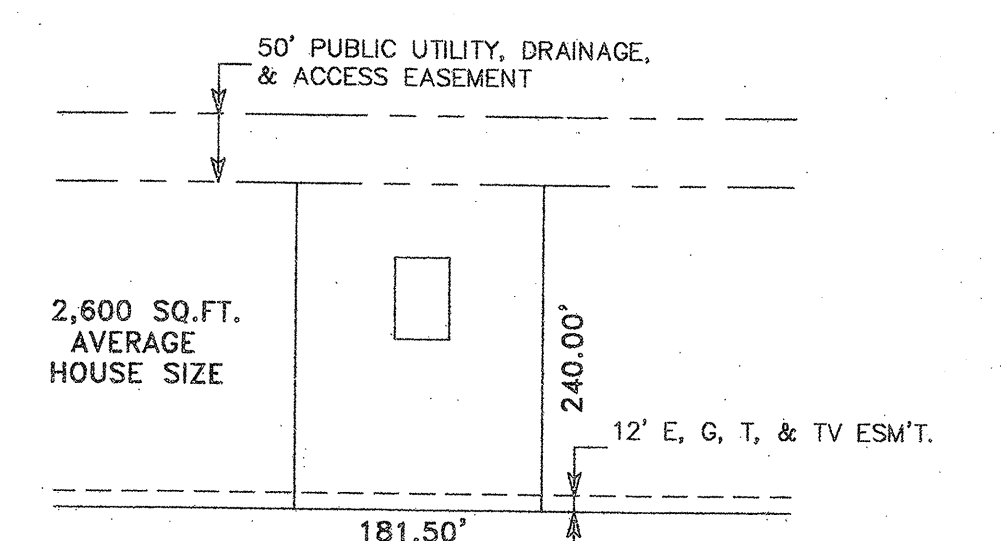
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS 198
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.77



TYPICAL STREET CROSS SECTION



2-15' DIVIDED LANES
TYPICAL STREET CROSS SECTION



TYPICAL LOT DETAIL



PROJECT NO: 1360-0194-05 DESIGNED BY: KJK
FILE NO: 0194-POADP.DWG DRAWN BY: KJK
DATE: MARCH 14, 2000 CHECKED BY: KJK
SCALE: 1" = 300' REVISED BY:
GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Reed Creek Blvd., Suite 200
Austin, Texas 78757-7586
(512) 468-0871 FAX (512) 454-9933

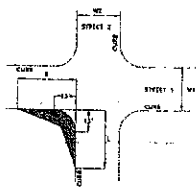
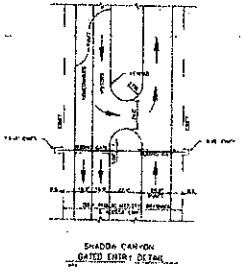
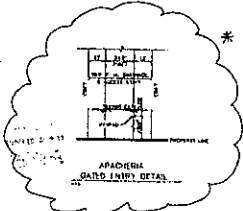
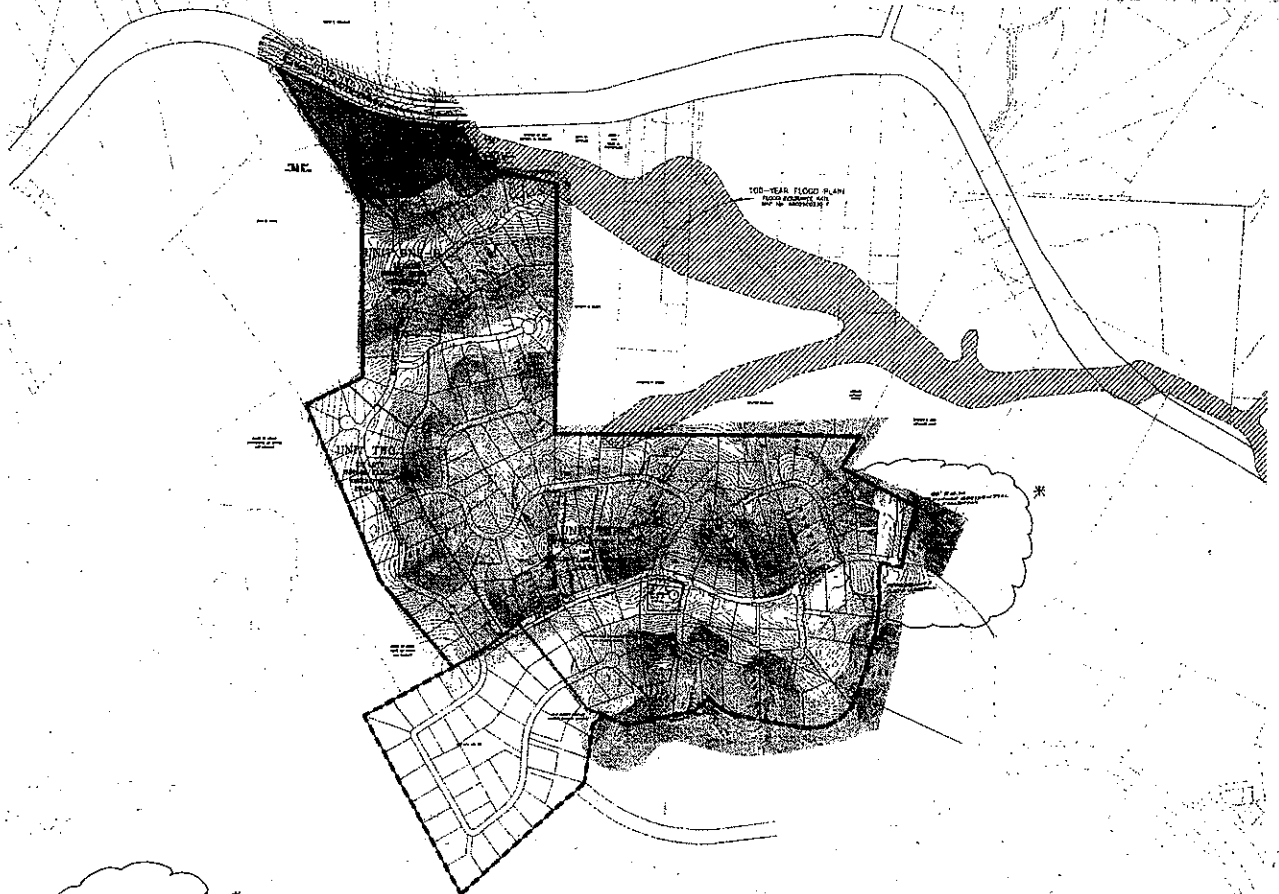
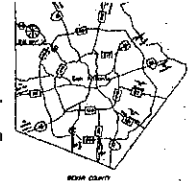
VRP# 04-12-037

LEGEND

PUD BOUNDARY
 POADP BOUNDARY
 PROPOSED PAVING
 PROPERTY OWNED AND GRANTED AND TO GEORGE A. MANN PER SPECIAL WARRANTY DEED VOL. 1841, PGS. 2444-2454
 GATED ENTRY, REFER TO GATED ENTRY DETAIL

- NOTES:**
- 1) ALL PREVIOUSLY FILED PLATS WITHIN THE BOUNDARY LINE WILL BE VACATED AND NEW PLATS WILL BE FILED
 - 2) SHADOW CANYON IS TO BE A PRIVATE STREET. THE PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (60 FEET MINIMUM)
 - 3) A 15' NON-ACCESS EASEMENT IS TO BE DEDICATED ADJACENT TO STATE HWY. 18, WITHIN LOT 1, BLOCK 21, AND LOT 1, BLOCK 22.
 - 4) LOT 1 AND LOT 2, BLOCK 21, AND LOT 1 AND LOT 4, BLOCK 22 ARE TO BE DEDICATED AS GREENBELTS.

PLANNED UNIT DEVELOPMENT / PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF SHADOW CANYON SUBDIVISION



CLEAR VISION AREA CALCULATION

RIGHT OF WAY VISION AREA CHECK
 12" SINGLE LANE
 $A = 8.00 \text{ (2000) } \div 2$
 $= 4.00 \text{ (200) } \div 2$
 $= 2.00$
 20' VISION LANE
 $A = 8.00 \text{ (2000) } \div 2$
 $= 4.00 \text{ (200) } \div 2$
 $= 2.00$
 10' CLEAR VISION AREA CHECK
 AT BRIDGE CROSS
 $A = 12.00 \text{ (2000) } \div 2$
 $= 6.00$
 $A = 12.00 \text{ (2000) } \div 2$
 $= 6.00$

SHADOW CANYON SUBD. UNIT ONE-A

OPEN SPACE RATIO TABLE			
AREA	NO. OF LOTS	PERCENTAGE	PERCENTAGE
TOTAL BRIDGE AREA	12.00	12.00	9.79
BRIDGE COVERING AREA	12.00	12.00	9.79
OTHER COVERED	12.00	12.00	9.79
OPEN SPACE	87.00	87.00	90.21

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS
 12.00
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.31

SHADOW CANYON SUBD. UNIT ONE-B

OPEN SPACE RATIO TABLE			
AREA	NO. OF LOTS	PERCENTAGE	PERCENTAGE
TOTAL BRIDGE AREA	12.00	12.00	9.79
BRIDGE COVERING AREA	12.00	12.00	9.79
OTHER COVERED	12.00	12.00	9.79
OPEN SPACE	87.00	87.00	90.21

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS
 12.00
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.31

SHADOW CANYON SUBD. UNIT TWO

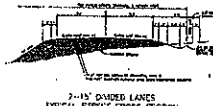
OPEN SPACE RATIO TABLE			
AREA	NO. OF LOTS	PERCENTAGE	PERCENTAGE
TOTAL BRIDGE AREA	12.00	12.00	9.79
BRIDGE COVERING AREA	12.00	12.00	9.79
OTHER COVERED	12.00	12.00	9.79
OPEN SPACE	87.00	87.00	90.21

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS
 12.00
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.31

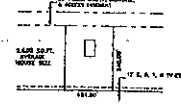
SHADOW CANYON SUBD. UNIT THREE

OPEN SPACE RATIO TABLE			
AREA	NO. OF LOTS	PERCENTAGE	PERCENTAGE
TOTAL BRIDGE AREA	12.00	12.00	9.79
BRIDGE COVERING AREA	12.00	12.00	9.79
OTHER COVERED	12.00	12.00	9.79
OPEN SPACE	87.00	87.00	90.21

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS
 12.00
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.31



REVIEWED BY
M.S.B. 6/1/00



APPROVER
PLANNED UNIT DEVELOPMENT



SHADOW CANYON SUBDIVISION	
AREA	12.00
NO. OF LOTS	12.00
PERCENTAGE	9.79
BRIDGE COVERING AREA	12.00
OTHER COVERED	12.00
OPEN SPACE	87.00
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	12.00
DENSITY (SINGLE FAMILY UNITS PER ACRE)	0.31

POADP #663-B

DRESS
 3410-005-00
 (by others)
 POADP/PUD



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 04-12-037
Assigned by city staff

Date December 9, 2003

filed
03 DEC 10 PM 3:41
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/ Agent Shadow Creek Canyon, Ltd. Phone: (210)493-1444 Fax: (210)492-5116

Address: 2611 N. Loop 1604 W, Ste. 201, San Antonio, TX Zip Code: 78258

Engineer/Surveyor: Brown Engineering Co. Phone (210)494-5511 Fax: (210)494-5519

Address: 1000 Central Parkway N. Ste. 100, San Antonio, TX Zip Code: 78232

1. Name of Project: Shadow Canyon Subdivison POADP
2. Site location or address of Project: Located 6.8 miles off of Loop 1604 and Hwy.16
3. Council District N/A ETJ yes Over Edward's Aquifer Recharge (X) yes () no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
This project consists of single family low density residential development.

5. What is the date of applicant claims rights vested for this Project? March 16, 2000

6. What, if any, construction or related actions have taken place on the property since that date?

Construction has been completed for Unit 1A, Plat # 010239 and Unit 2, Plat #010208.
Construction for Unit 3 will be completed in December of 2003. Twenty-inch waterline extension (SAWS Job # 00-104) was completed on June 6, 2001.

Permit File# _____

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date Issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name Shadow Canyon File # 663-B
Date accepted: 3/16/2000 Expiration Date: 9/15/2001 MDP Size: 329 Acres

• **P.U.D. PLAN**

Name _____ # _____
Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Shadow Canyon Unit One-A, PUD Plat# 010239 Acreage: 17.543 Approval
Date: 4/25/01 Plat recording Date: 2/06/02 Expiration Date: N/A Vol./Pg. 9553/77

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

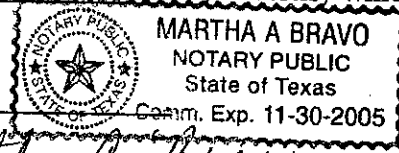
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Thomas E. Dreiss, Pres. Signature: [Signature] Date: 12-5-03
Shadow Creek Canyon, LTD, Shadow Creek Canyon Development, LLC, GP

Sworn to and subscribed before me by on this 5th day of December 2003, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires:



Martha A. Bravo

City of San Antonio use

Permit File: # VRP 04-12-037
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: [Signature] Date: _____

Comments: AS OF MARCH 15, 2000
for completion of project
shown on P.O.A.D.P. # 663-B

SHADOW CREEK CANYON, LTD 03-00
DBA SHADOW CANYON
2611 N. LOOP 1604 W., SUITE 201
SAN ANTONIO, TX 78258
(210) 493-1444

BROADWAY NATIONAL BANK
SAN ANTONIO, TX 78217
88-2193/1140

1495

12/5/2003

Pay to the
Order of

City of San Antonio

\$ **160.00

One Hundred Sixty and 00/100*****

City of San Antonio

Dollars
Security features
included.
Details on back.

memo

Vested Rights Permit

Carrie Dreis MP

⑈001495⑈ ⑆114021933⑆ ⑈0411159⑈

SHADOW CANYON

City of San Antonio

Unit 1: Land Development Costs: Fee tree permit fee addtl amount

12/5/2003

1495

160.00

VRP #04-12-037

03 DEC 10 PM 12:41
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Broadway Natl Bank Vested Rights Permit

160.00